

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE W/S of Shanney Brook Court, 676' W of the c/l of DEPUTY ZONING COMMISSIONER Summerhill Drive (9 Shanney Brook Court) OF BALTIMORE COUNTY 10th Election District Case No. 87-134-A Frank Dickison, et ux Petitioners * * * * * * * * * * * *

The Petitioners herein request a zoning variance to permit a left (east) side setback of 30 feet in lieu of the required 50 feet, as well as, a rear yard setback of 46 feet in lieu of the required 50 feet to construct a garage.

Testimony by one of the Petitioners indicates that the family has occupied the existing dwelling for 13 years. They propose to construct a double car garage with storage space. Not only is the existing driveway on the east side of the house but also, there is a severe drop in the topography on the west side. The residence of the affected neighbor on the east side is a considerable distance away and there is also a 75' wide wooded buffer area between the two houses. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _/6 day of October 1986, that the herein request for a zoning variance to permit an east side setback of 30 feet, as well as, a rear yard setback of 46 feet, in accordance with the plan submitted, is hereby GRANTED from and after the date of this Order.

> eputy Zoning Commissioner // of Baltimore County

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ARNOLD JABLON

ZONING COMMISSIONER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

JEAN M. H. JUNG

DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Frank Dickison 9 Shanney Brook Court Phoenix, Maryland 21131

> RE: Petition for Zoning Variance W/S of Shanney Brook Court, 676' W of the c/l of Summerhill Drive 10th Election District

Case No. 87-134-A

Dear Mr. & Mrs. Dickison:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your request for a zoning variance has been granted in accordance with the attached Order.

October 16, 1986

If you have any further questions on the subject matter, please do not hesitate to contact this office.

> Very truly yours, Jean M. H. Jung

Deputy Zoning Commissioner

JMHJ:bjs Enclosures

cc: Peoples Counsel

RE: PETITION FOR VARIANCE W/S of Shanney Brook Ct., 676' W of the C/L of Summerhill Rd. : (9 Shanney Brook Ct.) 10th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

FRANK DICKISON, et ux, Petitioners

: Case No. 87-134-A

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ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frank Dickison, 9 Shanney Brook Ct., Phoenix, MD 21131, Petitioners; and Mr. Jeffrey Kirchner, 907 St. Paul St., Baltimore, MD 2!202, who requested notification.

ZONING DESCRIPTION

Beginning on the west side of Shanney Brook Court 20.6 feet wide, at the distance of 676 feet west of the centerline of Summerhill Drive. Being Lot #12, Block F, in the subdivision of Summer Hill. Book #33, Folio 97. Also known as 9 Shanney Brook Court in the 10th Election District.

BY ORDER OF ARNOLD JABLON

ZONING COMMISSIONER OF BALTIMORE COUNTY

00 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 00 Mr. Frank Dickison August 15, 1986 Mrs. Barbara Dickison 9 Shanney Brook Court ARNOLD JABLON BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 Phoenix, Maryland 21131 ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER 7 Shanneybrook Ct. ZONING OFFICE NOTICE OF HEARING Phoenix, Maryland 21131 September 30, 1986 PAUL H. REINCKE CHIEF September 17, 1986 August 14, 1986 RE: PETITION FOR ZONING VARIANCES W/S of Shanney Brook Ct., 676' W of the c/1 Mr. Frank Dickison of Summerhill Dr. Mr. Arnold Jablon Mrs. Jean M. H. Jung Deputy Zoning Commissioner Mrs. Berbera Dickison (9 Shanney Brook Ct.) Zoning Commissioner 9 Shanney Brook Court 10th Election District Office of Flanning and Zoning Room 113 County Office Building Phoenix, Maryland 21131 Frank Dickison, et ux - Petitioners Baltimore County Office Building 111 W. Chesapeake Ave. Towson Maryland 21204 Case No. 87-134-A Towson, Md. 21204 RE: PETITION FOR ZONING VARIANCES W/S of Shanney Brook Ct., 676' W of the c/1 of Summerhill Dr. (9 Shanney Brook Ct.) Tuesday, October 7, 1986 Dear Mrs. Jung: 10th Election District PLACE: Room 106, County Office Building, 111 West Chesapeake Frank Dickison, et ux - Petitioners RE: Property Owner: Frank Dickison, et ux Case No. 87-134-A RE: Case \$87-134-A
FRANK DICKISON, Lay Avenue, Towson, Maryland Dear Mr. and Mrs. Dickison: This is to indicate that the addition within 30 feet of our Item No.: 42 property line, as proposed by Mr. & Mrs. Frank Dickison in the above noted case, will not affect the safety or general well-being of our This is to advise you that ____\$78.00 Gentlemen: This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an home and family at Lot 11, Block F, Section 5 of Summer Hill. The Dickison's are very considerate neighbors and are in need of the addition. We favor your approval of said addition. THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Very truly yours, Department of Public Works. Please make the check payable to Baltimore County, Maryland, and remit Zoning Compilesioner ding, Towson, Maryland OFFICE OF FINANCE - REVENUE DIVISION BALTIMORE COUNTY, MARYLAND MISCELLANEOUS CASH RECEIPT () 3. The vehicle dead end condition shown at No. 020037 OFFICE OF FINANCE - REVENUE DIVISION Frederick V. Masterman MISCELLANEOUS CASH RECEIPT SIGN & POST RETURNED Mr. Frank H. Dickison, 9 Shanneybrook Ct.,
Phoenix, Maryland 21131 ADVERTISING & POSTING COSTS RE CASE #87-134-A to occupancy. ZONING VARTANCE ') 6. Site plans are approved, as drawn. 8030******3500:a 525%F REVIEWER: Little Strain Noted and Planning Group
Special Inspection Division VALIDATION OR SIGNATURE OF CASHIER VALIDATION OR SIGNATURE OF CASHIER CERTIFICATE OF PUBLICATION BALTIMORE CCUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE ZONING VARIANCES
10th Election District
Case No. 87-134-A September 18 Arnold Jablon LOCATION: West Side of Shan TO Zoning Commissioner BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE mey Brook Court, 676 feet West of the Cenverline of Summerhill Drive (9 Shanney Brook Court) DATE AND TIME: Tacsday, Oc-BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 THIS IS TO CERTIFY, that the annexed advertisement was Date August 27, 1986 Norman E. Gerber, AICP, Director To tober 7, 1986, at 9:45 a.m.
PURLIC HEARING: Room 106 published in THE JEFFERSONIAN, a weekly newspaper printed FROM Office of Planning and Zoning County Office Building, 111 W. Chesspeake Avenue, Towson, Maryland and published in Towson, Baltimore County, Md., appearing on COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 SUBJECT Zoning Petitions No. 87-116-A, 87-127-A, 87-128-A, 87-130-A, 87-133-A, 87-135-A, 87-136-A, and 87-137-A September 18 TED ZALESKI, JR. The Zoning Commissioner of Balti-DIRECTOR more County, by authority of the Zon-ing Ar and Regulations of Baltimore Mr. Frank Dickison ZONING OFFICE 9 Shanney Brook Court County, will hold a public learing:
Petition for Zoni g Variances to per Phoenix, Maryland 21131 mit a left-side yard aetback of 30 feet in lieu of the required 50 feet and a rear yard setback of 46 feet in lieu of the Chairman THE JEFFERSONIAN. RE: Item No. 42 - Case No. 87-134-A required 50 feet - Being the propenty of Frank Dickison, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is There are no comprehensive planning factors requiring comment on Petitioner: Frank Dickison. et ux Petition for Zoning Variance Dear Mr. Jablons granted a building permit may be issued within the thirty (30) key appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit Bureau of Dear Mr. Dickison: Frank Dickison, et ux Department of The Zoning Plans Advisory Committee has reviewed the plans W/S Shanney Brook Ct., 476' W Summer Hill Dr. during this period for good cause shown. Such request must be received in writing by the date of the hearing set submitted with the above-referenced petition. The following Districts State Roads Commission Cost of Advertising comments are not intended to indicate the appropriateness of the Bureau of zoning action requested, but to assure that all parties are made By Order Of
ARNOLD JABLON
Zoning Communicationer
of Baltimore County Fire Prevention A.) All structures shall conform to the Beltimore County Building Code as adopted by Council Bill #17-85, the Haryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and aware of plans or problems with regard to the development plans 24.75 Health Department that may have a bearing on this case. The Director of Planning Project Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Building Department Board of Education NEG: JGH:slm Enclosed are all comments submitted from the members of the Zoning Administration

Industrial

Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file: This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, anes E. Orfer /KKB JAMES E. DYER

Zoning Plans Advisory Committee

JED:kkb Enclosures

Baltimore, Maryland 21202

Location: W/S Shanney Brook Ct. 476' W. Summer Hill Drive Zoning Agenda: Meeting of 8/5/86 Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the () 2. A second means of vehicle access is required for the site. EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior) 7. The Fire Prevention Bureau has no comments, at this time Fire Prevention Bureau

August 14, 1986

D. Commercial: Three sets of construction drawings seeled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seels are not acceptable.

3. All Use Groupe except R-4 Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. B-4 Use Groupe require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. So openings are permitted in an exterior wall within 3'-0 of an interior lot line.

7. The structure does not appear to comply with Table 505 for purmissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) _______ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer seals are usually required. The change of Use Groupe are from Use to Hired Uses See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Flain, fidal/Riverine. Fleave see the attached copy of Section 516.0 of the Building Code as adopted by Sill \$17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

of Planning and Soming and are not intended to be construed as the full extent of any permit. If derived the applicant may obtain additional information by visiting hoos 122 of the County Office Building at 11) W. Chesapuake Avenue, Towson, Maryland 21204.

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____September_17__, 19_86_

THIS IS TO CERTIFY, that the annexed advertisement was

published in the TOWSON TIMES, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

Susan Sender Obrecit

___September_17__, 19_86.

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PETITION FOR
ZOMAIG VARIANCES
WAS Election During
Case No. 67-13-4

LOCATION: Weel Side of Evenney Brook Court, 876 lant West of the Centerine of Summerhill Drive (9 Seconds) Brook Court, 9 & Butte AND TIME: Tuesday, October

PUBLIC HEARING: Room 106, County Office Building, 119 W Ches-speake Average, To secon, Saryland

The Zening Commissioner of Ball-more County, by authority of the Zoning Act and Regulations of Ball-stone County, will hold a public hear.

Position for Zoning Variances 197 permit a light side yard selback of 30 frest in lier; of the required 50

61 ux, as eleran on plat plan largest the Zoning Office.

In the event that this Pottion(s) is granted, a building permit may be seved within the mint, (30) day ap-

SY GADER OF AFRICIO JARLON ZOMMO COMMISSIONER

Training paried. You Zoring Committee rall, Incommer, entertain an request for 5 stoy of the issuence of said permit during this period for ment be secsioned in unting by the date of the hearing set above to

MANUAL PARES SHORE 17



ARNOLD JABLON, ZONING COMMISSIONER BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PRESORTED

Mr. Jeffrey Kirchner 923 St. Paul Street Baltimore, Maryland 21202

87-134-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of ______, 19 86.

ARNOLD JABLON Zoning Commissioner

Received by: James E. Dyer Petitioner Frank Dickigon at in Petitioner's Chairman, Zoning Plans Attorney Advisory Committee